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GOVERNOR MARTIN O'MALLEY ANNOUNCES RECIPIENTS OF THE 2012 SUSTAINABLE COMMUNITIES TAX CREDIT

Senator Theatre, 5 others to receive nearly \$7 million in tax credits to leverage projects that will create an estimated 500 construction jobs

BALTIMORE, MD (February 7, 2012) – [Governor Martin O'Malley](#) today announced the recipients of the latest round of Sustainable Communities Tax Credits, which will help create 500 construction jobs in projects designed to revitalize communities and promote green building practices.

Six projects that scored highest in the application process received a total of \$6,958,000 in tax credits to leverage construction projects with a total cost of \$36,516,871 (In all, 45 applicants had sought a total of \$29,862,684 in tax credits for construction projects having a total estimated cost of \$204,349,505).

The Sustainable Communities Tax Credit and its predecessor, the Historic Tax Credit, have invested more than \$86 million in Maryland revitalization projects during the O'Malley-Brown Administration, helping to create 6,200 construction jobs.

“This tax credit represents the best of public investment and private enterprise as we continue to seek ways to fuel economic growth and create jobs,” Governor Martin O'Malley said. “Coupled with wages, both construction and new jobs, and State and local revenues generated, this tax credit spurs more than \$8.50 in economic output for Maryland for every \$1 invested by State government.”

In his proposed budget for Fiscal Year 2013, Governor O'Malley is seeking \$7 million for the next round of the Sustainable Communities Tax Credit program. In 2010, Governor O'Malley revamped and broadened the prior Historic Tax Credit program as the Sustainable Communities Tax Credit to create jobs, spur economic development and revitalize neighborhoods.

“These projects will help revitalize historic communities, strengthen a green economy throughout our State and create jobs in the construction trades that were hard hit by the recession,” said [Richard Eberhart Hall, Secretary](#) of the [Maryland Department of Planning](#). The [Maryland Historical Trust](#), under MDP, administers the program.

“This valuable tax credit program recognizes the importance of focusing many community reinvestment tools, including tax credits, grants and loans, in targeted areas,” said [Raymond A. Skinner, Secretary](#) of the [Maryland Department of Housing and Community Development](#). “Along with tax credits, Community Legacy grants and Neighborhood BusinessWorks loans are helping to transform Sustainable Communities throughout the State.”

The six applications selected for the 2012 tax credit were based on an established set of criteria, including those outlined by the U.S. Secretary of the Interior for historic rehabilitation standards. The six selectees are:

Public School No. 37, N Patterson Park, Baltimore City (\$570,000 in tax credits awarded):



Public School No. 37 was originally a public elementary school – the Patrick Henry School – and then converted to low-income housing in the 1980s. The property has been vacant for more than a decade. This project will house Dayspring Programs Inc., a non-profit organization that improves the quality of life for children and families, focusing on those affected by substance abuse, homelessness and poverty. Dayspring will move its administrative offices and Head Start programs to the building. In addition, the existing structure contains housing units from the early 1900s.

The renovated and adjacent new structure will include 22 supportive housing units for the organization's clients – single mothers in recovery with children. Built in 1896, School No. 37 was constructed during a rare if not unique period of Baltimore's history, the school reform era. Public school buildings constructed during this period are noteworthy for the excellence of architectural design and use of quality materials. The exceptional features of this school building include the entrance portico, rustication and hipped roof.

Hebrew Orphan Asylum, Rayner Avenue, Baltimore City (\$2,546,071 in tax credits awarded):



The Hebrew Orphan Asylum has a long history of uses. From 1875 to 1923, it was used as an orphanage. From 1923 to 1949, it served as the West Baltimore General Hospital. From 1949 to 1974, it was utilized as part of Lutheran Hospital. And from 1974 to 1989, it was occupied by city social service agencies and a community organization. It has been vacant since Lutheran Hospital closed there in 1989. The Coppin Heights Community Development Corp., through a lease by Coppin State University, will transform the Hebrew Orphan Asylum, or HOA, into a Center for Health

Care and Healthy Living. The building will include a healthy foods market, a health and dental clinic and pharmacy, and various allied health care uses. Built in 1875, the HOA is a Romanesque building composed of a four-story central block flanked on the east and west by two three-story wings. The building is significant as a rare example of a 19th-century purpose-built orphanage and the work of little-known master architects Edward Lupus and Henry A. Roby.

Centreville Armory, 316 S. Commerce St., Centreville, Queen Anne's County (\$824,569 in tax credits awarded):



Constructed in 1926, the Armory is associated with the reorganization and expansion of the National Guard system in the 20th Century. Wye River Upper School, a non-profit, Maryland independent high school for grades 9-12, will adapt the Centerville Armory to serve students – bound for college and post-secondary education – with dyslexia, ADHD, ADD, Asperger's and other unique learning styles. The Armory boasts a unique T-shaped plan. Its facade is detailed to recall medieval fortifications, with towers flanking the central entrance, crenellated parapets and strip buttresses.

Senator Theatre, York Road, Baltimore City (\$300,000 in tax credits awarded):



As Baltimore's downtown movie palaces vanished, the Senator, constructed as a suburban neighborhood theater, became Baltimore's venue for movie premieres. The historic single-screen movie theater, an Art Deco landmark, was opened to the public on October 5, 1939. Buzz and Kathleen Cusack, operators of the Charles Theatre, will preserve the interior and exterior of the historic auditorium theater by adapting it for continued use as a movie venue while three smaller theaters will be placed in the lower-scale new additions.

A wine bar, which will help rejuvenate the west side of York Road and promote activity along the street, will be placed on the site of a 1962 addition. Mr. Cusack serves on the Baltimore Commission for Historical and Architectural Preservation and has extensive construction experience restoring and rehabilitating historic buildings.

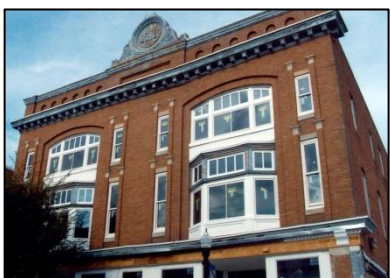
Mount Vernon Mill No. 1, Falls Road, Baltimore City (\$2,417,360 in tax credits awarded)



Mount Vernon Mill No. 1 is comprised of three buildings: the Main Mill, the Picker House and a warehouse. This historic mill served as a textile mill from 1873 to 1972 and housed a manufacturer of model train cars and Styrofoam containers from 1973 to 2010. Terra Nova Ventures, LLC will convert Mount Vernon Mill into restaurant spaces, 42,000 square feet of offices and 92 housing units. The apartments will be a blend of studio, studio lofts, one-bedroom and two-bedroom units with 29 percent (23 units) being priced as affordable units. Mount Vernon Mill served as

headquarters for Mount Vernon-Woodberry Mills, one of the world's largest producers of cotton duck. Mount Vernon Mill played a significant role in the development of Maryland's textile industry. Mount Vernon Mill No. 1 exemplifies the marked expansion in size and scale of mill construction in the late 19th century with its consequent shift from stone to brick buildings. The windows and doors provide one of the greatest architectural elements of the building, helping to define its historical period and significance. The fact that this mill still stands speaks volumes about its own sustainability.

1911 Building, Race Street, Cambridge, Dorchester County (\$300,000 in tax credits awarded):



The 1911 Building on Race Street in Cambridge is an early 20th century commercial and residential building. Cambridge Main Street Partners LLC proposes converting the building into retail space and increased residential housing. The existing housing units will be increased to 11, with a handicapped-accessible one-bedroom apartment on the first floor. The "1911" date adorned at the top of the building on the circular crest suggests construction immediately followed the 1910 fire that destroyed much of Race Street. The ornate detailing of the projected bays with iron railings at

the roof is a rare and special feature within the Cambridge Historic District.

[Click here for the 2012 Sustainable Communities Tax Credit poster.](#)

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